

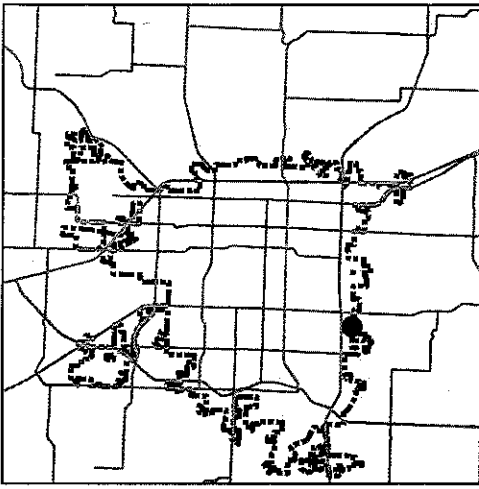
Zoning & Subdivision Report

Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

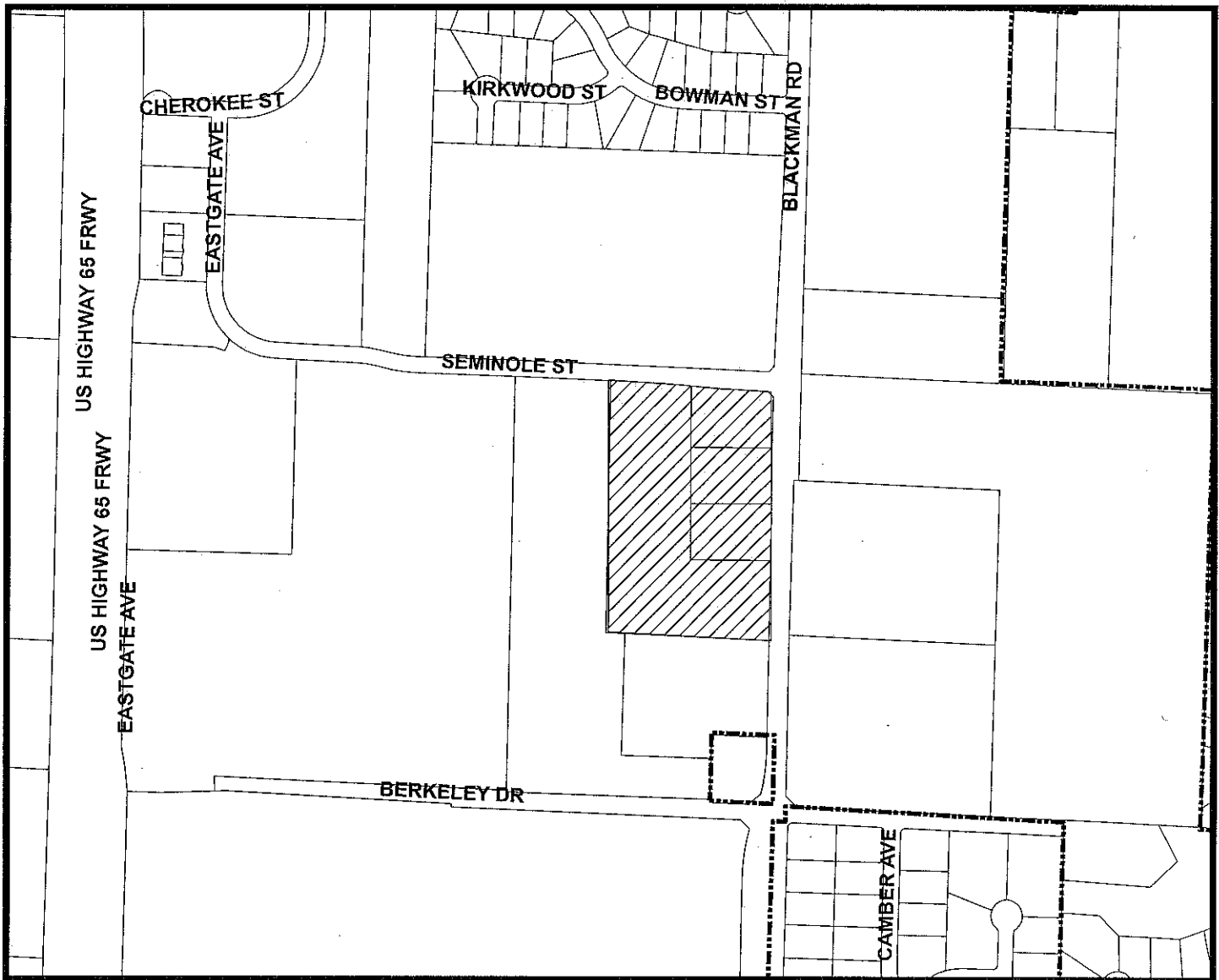
Initiate Planned Development 313 Amended

Location: west side 2200 block South Blackman

Current Zoning: PD 313



LOCATION SKETCH



- Area of Proposal



1 inch = 500 feet

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

INITIATE REZONING: AMENDMENT TO PLANNED DEVELOPMENT 313

DATE: November 12, 2009

PURPOSE: To initiate an amendment to Planned Development District No. 313 to revise the design requirements to further define permitted building materials

STAFF COMMENTS:

Planned Development District No. 313 was approved by City Council in January 2007. The approved Planned Development ordinance contains specific Design Requirements for development within the district including requirements for certain design elements to be incorporated into the building façade. The Planned Development ordinance also specifically states that metal shall not be used as a primary exterior surface material and may be used only as a trim material covering no more than ten (10) percent of the façade. The prohibition of metal as a primary exterior surface material has been problematic for two projects within the development, most recently the Bauer Orthodontics project proposed at 2245 South Blackman. In both cases, the proposed building materials included some form of metal (composite metal panels and standing seam siding) and therefore could not be approved administratively because they were not in substantial conformance with the approved Planned Development ordinance. In both of the cases, staff supported the proposed use of metal and both cases were approved by Planning and Zoning Commission and City Council.

Staff is recommending Commission approve this request to initiate an amendment to Planned Development 313 to revise the Design Requirements. This amendment will refine the building materials that may be used within the development. Many current building projects (many LEED or "green building") within the city and around the country are incorporating the use of alternative materials into the project. The intent of this amendment is to revise this Planned Development so that future projects within this development can utilize these alternative materials and still be in conformance with the Planned Development requirements.

Approval of this request will not amend the Planned Development. This request only initiates the process of amending the Planned Development. Staff will work with the property owners within the development to develop the specific language for the amendment. Once the language is developed, an application to amend the Planned Development will be processed through the normal process with a neighborhood meeting, notification of adjacent property owners, posting of the property and public hearings before Planning and Zoning Commission and City Council.

RECOMMENDATION: Staff recommends approval.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner